

170.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,070,300 / 1,070,300

USE VALUE: 1,070,300 / 1,070,300

ASSESSed: 1,070,300 / 1,070,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SIMON STEPHEN J &

Owner 2: KUEBLER FRANCES A

Owner 3:

Street 1: 20 PAUL REVERE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GELLING CHRISTINE M -

Owner 2: -

Street 1: 406 SUMNER STREET UNIT 1

Twn/City: BOSTON

St/Prov: MA Cntry

Postal: 02128

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3386 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5911		Sq. Ft.	Site		0	70.	1.01	8									418,131						418,100	

Total AC/HA: 0.13570

Total SF/SM: 5911

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 418,131

Spl Credit

Total: 418,100

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5911.000	647,500	4,700	418,100	1,070,300
Total Card	0.136	647,500	4,700	418,100	1,070,300
Total Parcel	0.136	647,500	4,700	418,100	1,070,300
Source: Market Adj Cost	Total Value per SQ unit /Card:	316.10	/Parcel:	316.10	

Legal Description

User Acct

113077

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

170.0-0007-0011.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	647,500	4700	5,911.	418,100	1,070,300		Year end	12/23/2021
2021	104	FV	618,600	4700	5,911.	418,100	1,041,400		Year End Roll	12/10/2020
2020	104	FV	618,700	4700	5,911.	418,100	1,041,500	1,041,500	Year End Roll	12/18/2019
2019	104	FV	453,700	4700	5,911.	418,100	876,500	876,500	Year End Roll	1/3/2019
2018	104	FV	453,700	4700	5,911.	370,300	828,700	828,700	Year End Roll	12/20/2017
2017	104	FV	426,000	4700	5,911.	310,600	741,300	741,300	Year End Roll	1/3/2017
2016	104	FV	426,000	4700	5,911.	310,600	741,300	741,300	Year End	1/4/2016
2015	104	FV	380,500	4700	5,911.	268,800	654,000	654,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GELLING CHRISTI	62605-492		9/10/2013	Abutter	365,000	No	No		Sale of 1st fl condo only
GHARIB MOHSEN &	31967-405		10/27/2000	Abutter	312,000	No	No		Sale of 1st fl condo only
GHARIB MOHSEN &	31512-79		6/16/2000	Abutter	364,000	No	No		Sale of 2nd fl condo only

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2018	539	Re-Roof	7,495	C				
4/23/2015	384	Re-Roof	6,450		4/23/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
6/2/2014	Whole Card	MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1: 220252

Prior Id # 2: 220243

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date

Time

12/30/21

21:50:43

LAST REV

Date

Time

08/08/18

11:13:14

apro

16057

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

